

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires:</b> <b>03/31/2024</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

**Applicability.** The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>
<b>A.1</b>	<p><b>PHA Name:</b> <u>Puerto Rico Public Housing Administration</u>      <b>PHA Code:</b> <u>RQ005</u>  <b>PHA Type:</b>   <input checked="" type="checkbox"/> Standard PHA   <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>July 2022</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>53917</u>      <b>Number of Housing Choice Vouchers (HCVs)</b> <u>12844</u>      <b>Total Combined Units/Vouchers</b> <u>66761</u>  <b>PHA Plan Submission Type:</b>   <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The PHA Annual Plan and associated documents are available for review at Central Office located in San Juan at the Office of the HCVP Coordinator of Subsidized Housing or at the Strategic Planning Office. . The physical address is 606 Juan C. Cordero Davila Building, Barbosa Avenue, 9<sup>th</sup> and 5<sup>th</sup> floor, San Juan, Puerto Rico or webpage <a href="http://www.avp.pr.gov">http://www.avp.pr.gov</a>.</p> <p>The PRPHA-RQ005 administers 12,641 vouchers trough-out the island with nine (9) Regional Offices. They are located at:</p>

- **Aguadilla Regional Office** can be reach at (787) 274-2527 ext. 2901 and serves the following (9) municipalities: Aguadilla, Aguada, Isabela, Quebradillas, Moca, San Sebastian, Lares, Añasco and Rincón.
- **Arecibo Regional Office** can be reach at (787) 274-2527 ext. 2511 and serves the following (11) municipalities: Camuy, Arecibo, Hatillo, Utuado, Barceloneta, Florida, Manatí, Vega Baja, Vega Alta, Morovis and Ciales.
- **Bayamón Regional Office** can be reach at (787) 274-2527 ext. 2012 and serves the following (8) municipalities: Bayamón, Dorado, Toa Baja, Toa Alta, Corozal, Naranjito Cataño and Comerío.
- **Caguas Regional Office** can be reach at (787) 274-2527 ext. 2711 and serves the following (8) municipalities: Caguas, Barranquitas, Cidra, Cayey, Aguas Buenas, Gurabo, Aibonito and Salinas.
- **Carolina Regional Office** can be reach at (787) 274-2527 ext. 2103 and serves the following (9) municipalities: Carolina, Trujillo Alto, Loíza, Canovanas, Luquillo, Río Grande, Fajardo, Culebra and Vieques.
- **Humacao Regional Office** can be reach at (787) 274-2527 ext. 2601 and serves the following (11) municipalities: Humacao, Ceiba, San Lorenzo, Arroyo, Patillas, Maunabo, Guayama, Juncos, Las Piedras, Yabucoa and Naguabo.
- **Mayaguez Regional Office** can be reach at (787) 274-2527 ext 2801 and serves the following (9) municipalities: Mayaguez, Hormigueros, Lajas, Cabo Rojo, San Germán, Sabana Grande, Maricao, Las Marías.
- **Ponce Regional Office** can be reach at (787) 274-2527 ext. 2301 and serves the following (11) municipalities: Ponce, Yauco, Guayanilla, Peñuelas, Adjuntas, Jayuya, Orocovis, Villaba, Coamo, Juana Díaz and Santa Isabel.
- **San Juan Regional Office** can be reach at (787) 274-2527 ext. 5154 and serves (2) municipalities: San Juan and Guaynabo.

**PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

<b>B. Plan Elements</b>						

**B.1 Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <b>Y</b>                            | <b>N</b>                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Statement of Housing Needs and Strategy for Addressing Housing Needs                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Financial Resources.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Rent Determination.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Operation and Management.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Grievance Procedures.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Homeownership Programs.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Community Service and Self-Sufficiency Programs.                                       |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Safety and Crime Prevention.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Pet Policy.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Asset Management.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Substantial Deviation.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Significant Amendment/Modification   |

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Housing need and strategies to address housing need Projections from the US Census Bureau are revealing and indicate that the increasing trend in the elderly population will continue, which according to Census projections for the year 2020, the population aged 60 and over will represent 25.9 percent of the total population of the island. That is, a quarter of the population will be older. It is expected that by the year 2050, 37.2 percent of the population will be people aged 60 and over.

Population projections of 60 years or older  
Puerto Rico  
Years 2000 - 2050

YEARS	POPULATION OF 60 YEARS OR MORE	POPULATION TOTAL	% OF POPULATION 60+
2000	585,701	3,813,278	15.4
2010	760,075	3,725,789	20.4
2014	823,070	3,620,897	22.7
2020	910,573	3,519,901	25.9
2030	1,036,523	3,414,456	30.4
2040	1,101,290	3,225,607	34.1
2050	1,110,968	2,984,291	37.2

Source: U.S. Census Bureau, International Database.

As part of the initiatives to increase the inventory of public housing projects and attend to the growth in the elderly population, PRPHA acquired the following projects:

- Golden Age Tower, Toa Baja -160 units
- Estancias Doradas, Ponce - 94 units

To meet our growing demand for housing inventory, PRPHA plans to continue evaluating existing housing projects as well as land for future development to increase our existing inventory as needed.

### WAITING LIST DEMOGRAPHIC REPORT

MUNICIPALITIES	Total Families With Disability	Total Families Elderly	Total Families With Children Less 18	Total Families Single Mom
Adjuntas	13	42	36	26
Aguada	10	47	80	56
Aguadilla	21	73	49	32
Aguas Buenas	1	3	7	5
Aibonito	2	10	6	6
Anasco	2	3	8	4
Arecibo	11	24	36	22
Arroyo	2	12	5	4
Barceloneta	6	27	54	49
Barranquitas	21	16	34	22
Bayamon	6	73	107	92
Cabo Rojo	1	6	18	14
Caguas	18	97	102	80
Camuy	3	22	19	16
Canovanas	16	64	215	164
Carolina	41	356	164	141
Catano	11	66	182	156
Cayey	16	30	146	109
Cayey	0	0	1	1
Ceiba	6	9	15	9
Ciales	2	5	18	16
Cidra	2	13	27	21
Coamo	5	25	12	10
Comerio	1	15	12	12
Corozal	11	17	36	21
Dorado	1	7	68	63
Fajardo	17	44	112	84
Florida	1	3	12	11
Guanica	18	40	28	18
Guayama	6	19	19	17
Guayanilla	21	45	40	29
Guaynabo	8	38	129	109
Gurabo	5	15	14	11
Hatillo	7	21	14	14
Hormigueros	1	6	4	4
Humacao	5	4	12	10
Isabela	7	13	221	153

Jayuya	7	18	30	19
Juana Diaz	4	6	22	18
Juncos	1	3	15	13
Lajas	8	42	44	32
Lares	1	0	16	13
Las Marias	1	1	9	6
Las Piedras	8	3	16	12
Loiza	1	10	30	25
Luquillo	9	11	27	20
Manati	2	3	22	21
Maricao	2	4	7	7
Maunabo	3	13	30	23
Mayaguez	17	33	42	30
Moca	10	21	58	40
Morovis	0	3	2	2
Naguabo	2	2	16	13
Naranjito	4	7	14	7
Orocovis	8	10	23	16
Patillas	5	15	19	14
Penuelas	3	13	26	17
Ponce	16	95	95	67
Quebradillas	0	3	11	9
Rincon	1	12	16	11
Rio Grande	7	21	51	36
Sabana Grande	12	30	18	12
Salinas	31	70	64	42
San German	3	11	3	2
San Juan	31	212	258	205
San Lorenzo	3	6	8	6
San Sebastian	1	6	8	6
Santa Isabel	4	6	27	18
Toa Alta	7	15	79	61
Toa Baja	4	18	95	84
Trujillo Alto	6	8	52	39
Utua	15	59	62	46
Vega Alta	11	41	90	80
Vega Baja	4	25	41	36
Vieques	4	20	40	27
Villalba	5	9	11	8
Yabucoa	6	3	4	3
Yauco	12	39	18	14
<b>TOTAL</b>	<b>604</b>	<b>2237</b>	<b>3581</b>	<b>2771</b>

**WAITING LIST FOR QUARTERS OR MUNICIPALITES**

<b>MUNICIPALITIES</b>	<b>0 Bed</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>	<b>5+ Bed</b>	<b>Total</b>
Adjuntas	0	111	26	8	9	0	154
Aguada	0	173	43	54	7	1	278
Aguadilla	0	412	39	15	9	4	479
Aguas Buenas	0	13	3	2	1	1	20
Aibonito	0	40	4	1	2	0	47
Anasco	0	26	3	2	3	0	34
Arecibo	0	149	24	14	4	0	191
Arroyo	0	82	3	1	1	0	87
Barceloneta	0	108	46	19	2	0	175
Barranquitas	0	68	19	15	6	2	110
Bayamon	0	676	84	38	11	2	811
Cabo Rojo	0	33	3	15	2	0	53
Caguas	0	554	107	53	9	1	724
Camuy	0	87	10	10	2	0	109
Canovanas	0	259	156	101	18	2	536
Carolina	0	948	135	98	19	0	1,200
Catano	0	414	139	78	11	2	644
Cayey	0	129	85	142	8	1	365
Cayey	0	0	0	1	0	0	1
Ceiba	0	46	9	5	2	0	62
Ciales	0	24	12	5	3	0	44
Cidra	0	33	22	16	0	1	72
Coamo	0	146	4	4	2	0	156

Comerio	0	47	4	4	3	1	59
Corozal	0	76	19	10	6	3	114
Dorado	0	58	45	27	3	1	134
Fajardo	0	132	78	60	15	2	287
Florida	0	18	11	2	0	0	31
Guanica	0	157	5	15	9	0	186
Guayama	0	151	18	8	2	0	179
Guayanilla	0	153	19	22	2	1	197
Guaynabo	0	161	97	59	21	1	339
Gurabo	0	67	12	5	0	0	84
Hatillo	0	107	6	5	3	0	121
Hormigueros	0	41	2	1	4	0	48
Humacao	0	43	6	5	1	0	55
Isabela	0	1	39	218	3	0	261
Jayuya	0	64	24	17	3	0	108
Juana Diaz	0	40	20	9	2	0	71
Juncos	0	21	11	17	3	1	53
Lajas	0	127	14	29	10	1	181
Lares	0	2	2	16	0	0	20
Las Marias	0	15	4	8	0	0	27
Las Piedras	0	42	5	10	1	0	58
Loiza	0	57	23	9	2	1	92
Luquillo	0	100	19	10	6	1	136
Manati	0	33	23	8	1	0	65
Maricao	0	15	3	3	2	0	23
Maunabo	0	41	22	11	1	0	75

Mayaguez	0	223	8	33	11	1	276
Moca	0	115	57	14	3	0	189
Morovis	0	13	1	1	0	0	15
Naguabo	0	37	3	16	2	0	58
Naranjito	0	42	11	2	1	1	57
Orocovis	0	50	15	3	7	3	78
Patillas	0	80	20	5	4	1	110
Penuelas	0	37	20	12	3	0	72
Ponce	0	547	81	55	9	3	695
Quebradillas	0	28	6	4	2	0	40
Rincon	0	48	11	5	3	0	67
Rio Grande	0	131	34	13	18	1	197
Sabana Grande	0	137	0	10	7	0	154
Salinas	0	262	49	11	4	2	328
San German	0	71	0	2	0	1	74
San Juan	0	2,131	240	129	36	5	2,541
San Lorenzo	0	29	12	3	0	0	44
San Sebastian	0	36	3	14	1	0	54
Santa Isabel	0	19	19	20	2	0	60
Toa Alta	0	81	53	31	6	0	171
Toa Baja	0	80	61	43	5	0	189
Trujillo Alto	0	100	33	29	6	1	169
Utua	0	157	41	28	6	0	232
Vega Alta	0	147	70	29	9	0	255
Vega Baja	0	81	24	21	4	0	130
Vieques	0	58	28	23	4	0	113

Villalba	0	38	9	3	1	0	51
Yabucoa	0	16	1	3	0	0	20
Yauco	0	184	13	6	2	0	205
<b>TOTAL</b>	<b>0</b>	<b>11,278</b>	<b>2,430</b>	<b>1,853</b>	<b>390</b>	<b>49</b>	<b>16,000</b>

(c) The PHA must submit its Deconcentration Policy for Field Office review.

**Deconcentration and other policies governing Eligibility, Selection, and Admission.**

The definition of "Working Family" will be eliminated. It will mean a Family in which at least one member of the adult Family has a job and has been employed for six (6) consecutive months, as of the date of the granting of preference. This preference will apply to all Elderly Family or Disabled Family.

**VAWA:**

PRHA has adopted the following goals and objectives for the domestic violence policy; Prohibition against the denial of assistance to victims of domestic violence, dating violence and stalking (Pub. L. 109-162)

- If the Waiting List is opened, the victim must be placed on the waiting list
- The applicant / tenant / victim will be treated with respect and dignity.
- VAWA joined the landlord and tenant orientation process.
  - PRPHA notifies VAWA housing selection voucher owners.
  - The AVP is notifying voucher holders of their entitlement under VAWA, including the possible portability of vouchers between jurisdictions to escape an imminent threat of further domestic violence or stalking.
- Assistance may be offered through any of the Housing Programs available to the AVP.
- PRPHA has an MOU with the Department of Family and has 100 vouchers assigned for the Family Unification sub-program (provided that possible efforts have been combined to obtain or maintain a home).
- Applicant: Victims of domestic violence will be placed on the waiting list. The business plan has been modified to include this preference.

**Financial Resources**

**Section 8**

- The Section 8 program was transferred to AVP in January 2020 along with program staff and assets.

In accordance with PIH Notice 2018-03, PRPHA intends to use up to 20% of its Operating Subsidy for capital fund activities.

View PRPHA funds see attached # 1

**HCV**

- Copy of the new Administrative Plan is included.

- New policies were insert as part of the voluntary transfers of two PHA's (RQ901 and RQ911) into RQ005. The Administrative Plan includes changes in the Waiting List preferences, changes in Payment Standards, Minimum Rents and inspections policies among others policies.

**financial resources**

- Financial resources of both consolidated and voluntary transfers of PHA's into PRPHA that includes reserve funds, staff and active assets.
- Special programs vouchers will be address accordingly to family's needs as follows:
  - FSS
  - FUP
  - Homeownership
  - HUD-VASH
  - HCV Tenant Based
  - HCV Project Based
  - Moderate Rehabilitation and SRO
  - Mainstream Voucher

**Housing Choice Vouchers**

PRPHA provides PBV to **26** Elderly or Multifamily Projects in which **2,256** Elderly, Disabled and mixed income families can be assist. They are located in different municipalities and their physical addresses are available upon request.

**Project based:**

- Egida de las Enfermeras = Municipality of San Juan (81 families)
- Inmobiliaria La Trinidad = Municipality of Ponce (49 elderly families)
- Portal de San Germán = Municipality of San Germán (56 mixed families)
- Los Angeles Housing = Municipality of San Juan (124 families)
- Suarez Sandin Apts. = Municipality of Vega Baja (22 families)
- El Dorado Elderly = Municipality of Juana Díaz (83 families)
- Morovis Elderly = Municipality of Morovis (92 families)
- Cabo Rojo Elderly = Municipality of Cabo Rojo (88 families)
- Egida del Bosque = Municipality of Patillas (120 families)
- Santa Isabel Seniors = Municipality of Santa Isabel (120 families)
- Panorama Gold = Municipality of Bayamón (168 families)
- Las Piedras Elderly = Municipality of Las Piedras (123 families)
- Golden Living Cidra = Municipality of Cidra (120 families)
- Golden Living Barceloneta = Municipality of Barceloneta (91 families)
- Florida Elderly = Municipality of Florida (72 families)
- Golden Residence @ The Village = Municipality of San Juan (140 families)
- Palacio Dorado LLC = Municipality of Toa Alta (103 families)
- Ciudad Lumen LLC = Municipality of San Juan (140 families)
- Las Gladiolas LLC = Municipality of San Juan (28 multifamily units)
- Vistas de Boulevard = Municipality of Humacao (28 multifamilies)
- Puerta de Tierra LLC = Municipality of San Juan (33 multifamily units)
- San Miguel Home for the Elderly = Municipality of Bayamón (82 families)
- Notre Dame for the Elderly = Municipality of Caguas (88 families)
- Galeria Urbana = Municipality of Caguas (25 families)
- Loiza Home for the Elderly = Municipality of Carolina (120 families)
- Paseo Samaritano = Municipality of Humacao = (60 families)
- Moderate Rehabilitation:

- Apartamentos Luna (12 families)
- Alameda Towers I y III (162 families)
- Hogar Amparo (SRO) (83 families)

The purpose of the PRPHA is to promote and increase the housing stock by encouraging owners to build and improve the stock of quality rental housing. After the passage of Hurricane Maria and the COVID-19 pandemic, construction in Puerto Rico slowed down. At the moment the PRPHA is waiting for two (2) projects that are in the process of completing their construction. Once the projects are completed, all units must comply with HQS inspections, and then sign the HAP contract.

Projects under construction development:

- Hogar Manuel Mediavilla Negrón II = Municipality of Humacao (90 families 1br. units)
- San Blas Apts. LP = Municipality of Coamo = (68 families 1br. units)

#### **Lead based Paint (Section 8/ HCV)**

See Attachment # 8

#### **Energy Audit**

The Administration will allocate a budget of \$250,000 for 2022-2023 (Third Quarter) for PHA Energy Audit RFP.

The Power Oasis Pilot Project has six (6) properties around the island. As part of the pilot program, PRPHA may consider issuing a RFP Request for Proposal for Energy Saving Performance Contract (ESPC) and/or a bidding process for the acquisition and installation of the PV System and a Backup to make the community resilient to power outages.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**Modernization / Development**

**Lead-Based Paint Policy**

- In the case of PRPHA, asbestos and lead studies are carried out for each residence that goes for modernization and during the modernization the lead is removed. In cases where minor children with high levels of lead in their blood are identified, as soon as the PRPHA becomes aware, a Risk Assessment of the housing unit is carried out. These cases are notified to HUD and they are informed of everything that is being done. The case also refers to the Department of Health with the difficulty that the DoH does not have an office or division that deals with lead issues.

On the other hand, in the residences that, according to our inventory, contain lead-based paint, the Managing Agents were required to have their personnel trained in the RRP Rule (Renovation, Repair and Painting Rule) and any contractor that goes to Carrying out Extraordinary Maintenance works in these residential areas must also be certified in the RRP Rule in the EPA, both the person and the company.

- In Section 8, for units constructed prior to 1978, owners must either
  - a. certify that the unit, common areas, and exterior have been found to be free of lead-based paint by a certified inspector; or
  - b. attach a lead-based paint disclosure statement.

Special Requirements for children with elevated blood-lead levels **24 CFR 35.1225**

A risk assessment must be conducted for deteriorated paint at initial and annual inspections when the unit was built prior to January 1, 1978 and occupied by a child on the lease under the age of six. The risk assessment must be completed in accordance with program requirements and the results of the risk assessment will immediately be provided to the family and the owner of dwelling. Within 30 calendar days after receiving the risk assessment report from PRPHA, or evaluation from the public health department, the owner is required to complete the reduction of identified lead-base hazards in accordance with the lead base paint regulations **24 CFR 35.1325 and 35.1330**. All deteriorated paint found in the above referenced units, must be corrected in order to pass HQS. The requirement for passed inspections is triggered by the amount of the deteriorated paint observed known as the Below De Minimus or at or Above De Minimus rule. PRPHA must determine which set of requirements the owner is instructed to follow to correct deteriorated paint and describe the deficiency on the HQS Inspection Report. An executed copy of the Owner's certification showing lead base paint clearance is required to pass any LBP violation listed as at or above De Minimus. If the owner does not complete the "hazard reduction" as required by the re-inspection, the dwelling unit is in violation of HQS and will result in abatement of HAP payment to the owner. If the PRPHA is notified by a public health department or other medical health care provider, or verifies information from a source other than public health department or medical health provider, that a child of less than 6 years of age, living in an HCV assisted unit built prior to January 1, 1978 has been identified as having an environmental intervention blood lead level, the PRPHA will complete a risk assessment of the dwelling unit. In cases where the public health department has already completed an evaluation of the unit, this information will be provided to the owner.

At least annually, PRPHA shall attempt to collect from the Auxiliary Secretary of Environmental Health or other appropriate public health department within PRPHAs area of operation, the names and/or addresses of children under 6 year of age with an identified environmental intervention blood lead level. PRPHA shall match this information for families receiving HCV assistance. If a match occurs, PRPHA will notify the owner and conduct a risk assessment inspection.

### **Modernization**

It is been considered the following projects to be modernize:

- Agustín Ruiz Miranda (RQ 5054 and AMP5001005P) Comprehensive Modernization.
- Monte Isleño (RQ 5054 and AMP 005001005P) - Comprehensive Modernization.
- Dr. Víctor Berrios (RQ-3028 and AMP 005007010P) - Comprehensive Modernization.

### **Demolition Projects**

- José Agustín Aponte (RQ- 3086 and AMP 005001004P) - Total Demolition.
- Brisas del Mar (RQ- 5045 and AMP 005006029P) - Total Demolition

### **Projects with Funding of FEMA DISASTER ASSISTANCE GRANT DR-4339**

- Las Muñecas (RQ 5162 and AMP 005001011P) – Roof waterproofing, exterior painting work and miscellaneous work - \$2,163,989.09.
- Rincón Taino (RQ 5144 and AMP 005006031P) – Roof waterproofing, interior and exterior painting works and exterior lighting - \$1,003,797.58

- Parque Sultana (RQ 5245 and AMP 005008023P) – Roof Waterproofing and exterior painting works (7 residential buildings and an administrative office building) and construction of chain link fence in the perimeter of the project (in the area near buildings 1, 4, 5 and 7) - \$2,072,277.22.
- As FEMA funds become available, the PRPHA will make improvements to public housing projects across the island affected by Hurricanes Irma and María and repairs due to damages by earthquakes. For these purposes, the AVP is in the process to contracting Program Managers and a Supervisor Manager. The total projects to be repaired would be close to 325, as long as all the corresponding funds are received.

### **Hot Water Projects**

- Luis Llorens Torres -Youth Center - (RQ 7009 and AMP 005010009)
- Vista Hermosa III – Phase 3 (RQ 7012 and AMP 005010012)
- Santa Rita de Casia (RQ 3027 and AMP 005008003)
- Virgilio Dávila (RQ 3017 and AMP 005003001)

### **Project-Based Vouchers**

PRPHA will announce a Request for Proposal (RFP) to award PBV to existing affordable units that provide supportive services to elderly persons. The purpose of this RFP is to preserve existing affordable housing units that cannot remain financially viable without the use of PBV assistance. PRPHA intends to award up to 800 vouchers through this RFP.

### **Occupancy by Over-Income Families**

**Notice: PIH-2019-11(HA)**

### **Final implementation of excess income limits for Public Housing under the “Housing Opportunity Through Modernization Act of 2016” (HOTMA)**

On July 26, 2018, the United States Department of Housing and Urban Development (HUD), issued guidelines to implement strict compliance requirements on income limits for units in the Public Housing Program.

The Puerto Rico Public Housing Administration (hereinafter, PRPHA) in compliance with the provisions of the "Housing Opportunity Through Modernization Act of 2016” (HOTMA) has the option to evict families whose income is above the established income limits or allow them to remain in the public housing unit and pay a higher rental rate.

Pursuant to the foregoing, the PRPHA will allow families to remain in their housing units by paying a higher rent in accordance with a formula provided by HUD.

The PRPHA will begin to carry out an examination and/or evaluation of families whose income exceeds 120% of the area median income (“AMI”) when an annual or special re-examination is carried out. This will be done from October 1, 2022.

Therefore, after the first examination and/or evaluation carried out if a family's income exceeds 120% of "AMI" for the first time, the Administration will send a first notice informing the resident that, if their income remains at that level or above it during the next year, the Administration will increase your rent to the "Fair Market Rent".

On the other hand, if the following year, after the first notice, if the family's income exceeds 120% of the "AMI", the Administration will send another notice to the resident informing them that the Administration will increase their rent to the " Fair Market Rent".

Notwithstanding the foregoing, if the Administration determines through an annual or special re-examination that the family no longer exceeds the income limits, the family will no longer be subject to the aforementioned provisions. Therefore, the family will be entitled to a new grace period of two (2) years if they again exceed the excess income limits.

### **Modernization / Development**

#### **Disposition Projects:**

The PRPHA intends to submit for **disposition**, during the current Fiscal Year, the following development sites, in order to redevelop them as sustainable communities utilizing mixed-finance process:

<b>AMP</b>	<b>Development Name</b>	<b>Total Acres</b>
RQ005005103	Torres de Sabana	5
RQ005003026	Los Álamos	12
To be Assigned	Ponce de León 55	1.62

### B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

#### DEVELOPMENT AND CONSTRUCTION AREA

##### **PROJECTS FOR DEMOLITION:**

- **Villa Monserrate (RQ 5154) – Total demolition:** the bid for the demolition works delayed due to additional environmental requirements. These requirements have very high costs, therefore the PRPHA is negotiating a new development proposal to propitiate a mixed finance Project that could include the demolition of the existing structures.
- **Torres de la Sabana (RQ 5103) – Total Demolition:** the Project is currently under construction phase.
- **Los Cedros (RQ 5106) – Total Demolition:** this Project is currently under the Bidding and Award Phase. The bid opening was on December 20, 2021. The lower bidder was Del Valle Groups, S.P. by the amount of \$12,442,000.00 (\$38,401/unit). The cancellation of the bid was recommended due to the only and lower bidder was 119% over the designer cost estimate.
- **Villas del Cafetal (Yauco Housing) – Demolition Building 8 - 9 units (RQ5191):** Pending to request design services for demolition due to damages caused by seismic events, including to prepare and to submit demolition application to SAC.

##### DEMOLITION / CONSTRUCTION PROJECTS:

- **Luis Llorens Torres (RQ 2009) – Commercial building on parcel A:** The PRPHA considers the rehabilitation of this building due to SHPO requirements. Pending the response of Legal Office to a consult above to amendment the design contract for this purpose.
- **Ana Catalina (formerly Santa Catalina RQ 5028) – Buildings 14 and 32 demolition and construction** – The project was completed and was award the document of Final Completion.
- **Bella Vista (RQ 3101), including the demolition and re-construction of Building 2:** This project was in the final design phase pending to obtain a building permit, but because Puerto Rico adopted the International Building Building Codes 2018 on November 15, 2018, design changes are needed to comply with the new code. The code analysis report and its redesign recommendations were approved (Phase I). The designer presented to the OGPe a Building Pre Consultation for formal clarification on the subject of requirement (exemption) second staircase and sprinklers, and requirement of insulation when the space is not conditioned. OGPe answered and the project do not require second staircase and sprinklers. The requirement of insulation when the space is not conditioned apply for Climate I and for Tropical Climate the project requires solar water heater. Designer submitted a proposal for Phase II, considering Tropical Climate. This is related to design review due to code changes based on alternatives approved in Phase I. It was evaluated and negotiated. A change order was prepared and it is pending to be approved.

- **Villas del Cafetal (Yauco Housing) – Demolition of 9 units (RQ5191):** Pending to request design services for demolition due to damages caused by seismic events, including to prepare and to submit demolition application to SAC.
- **The following projects will be rehabilitated due to the damages caused by the earthquakes:**
  - Luis Muñoz Rivera – RQ3084 (200 units)
    - Buildings 17, 18, 19 and 20 (48 units) (Phase I)
      - 100% finished and occupied.
    - Buildings 3, 4, 5, 6, 7, 8, y 10 (52 units) (Phase 2)
      - Bided but not awarded because the result was much higher than the budget.
      - In the process of reviewing the Request for Additional Funds submitted by CCC to be able to award the bid.
    - Buildings 1, 2, 9, 11, 12, 13, 14, 15, y 16 (100 units) (Phase 3)
      - In the process to review, the Request for Funds to bid the repairs designed.
  - Santa Catalina – RQ5028 (17 units)
    - In the process of request for funds to contract design/supervision firm for repairs.
  - Jardines de Guánica – RQ5183 (14 units)
    - Funds certified on December 3, 2021 for:
      - Repair Work: \$466,447.46
      - Design / Supervision: \$84,420.00
      - Inspection: \$145,000.00
 In the process to contract design / supervision firm.
  - José Tormos Diego – RQ5163 (27 units)
    - Funds were requested for the design of Seismic Reinforcement. Negotiation with Designers is in process.
  - Silver Valley, Cooper View and Golden View – RQ5260 (45 units)
    - Silver Valley - Bidding Documents Phase - Pending preparation of bidding and permit documents. Funding for construction were requested.
    - Cooper View - Two seismic reinforcement proposals (exterior reinforcement and interior reinforcement) and cost estimates for Final Design were submitted. Funding for construction were requested.
    - Golden View - Funds were requested for the design of Seismic Reinforcement.
  - Villas del Cafetal (Yauco Housing), RQ 5191 – Building 8 – 9 units
    - The Management Agent requested funds for construction, supervision and inspection work. As soon as the funds are certified, the project will be bided.

## PROJECTS FOR MODERNIZATION

- **Bernardino Villanueva (RQ 5024) Comprehensive Modernization:** Project under construction phase (Phase I – 132 units and Buildings for Administration, Maintenance and Communal Services).
- **Brisas del Turabo Phase II – (RQ 5019 & AMP 5004007P) - Modernization of 122 units -** Bidding documents were sent to Procurement Office for the corresponding bidding process. It is pending the bidding announcement.

**Agustín Stahl Phase II – 88 units and Buildings for Administration, Maintenance and Communal Services (RQ 3100):** this Project was divided in two phases, B and C. Phase B was bid, but it was cancelled because the lowest bidder was 32% over the construction cost estimate prepared by the designer. Construction and bidding documents were revised and the re-bid was performed. Bid Opening was on April 20, 2021. The Lower Bid was Del Valle Group for \$22,962,000 (\$260,932/unit); 42.59% over designer cost estimate. The bid was cancelled. It is pending the revision of the construction documents and cost estimate. Also, it is pending the renovation of the construction permit, in order to re-bid the project.

- **Alturas de Cupey Phase II – 154 units and Buildings for Administration, Maintenance and Communal Services (RQ 5034):** the project was in the final design phase pending approval by the PREPA and the reconsideration of the offsite works required by PRASA. However, because Puerto Rico adopted the 2018 International Building Building Codes on November 15, 2018, design changes are required to comply with the new code. Work on architecture and engineering services for code analysis and redesign recommendations, and evaluation of the status of endorsements and permits (Phase I) was completed and approved. Then, based on this analysis, a proposal was submitted, for design review work for complying with new codes (Phase II). This proposal was evaluated and a change order was prepared. It is pending to be approved.
- **Bella Vista (RQ 3101), including the demolition and re-construction of Building 2:** This project was in the final design phase pending to obtain a building permit, but because Puerto Rico adopted the International Building Building Codes 2018 on November 15, 2018, design changes are needed to comply with the new code. The code analysis report and its redesign recommendations were approved (Phase I). The designer presented to the OGPe a Building Pre Consultation for formal clarification on the subject of requirement (exemption) second staircase and sprinklers, and requirement of insulation when the space is not conditioned. OGPe answered and the project do not require second staircase and sprinklers. The requirement of insulation when the space is not conditioned apply for Climate I and for Tropical Climate the project requires solar water heater. Designer submitted a proposal for Phase II, considering Tropical Climate. This is related to design review due to code changes based on alternatives approved in Phase I. It was evaluated and negotiated. A change order was prepared and it is pending to be approved.
- **Rafael Hernández (Kennedy) – Phase III (B) – New Const. of Buildings for Administration-Communal Facilities and Demolition of Building 22 –** We approved the schematic phase and gave the NTP for the final phase of Construction.
- **Cuesta Vieja RQ 5149 -** The signed and registered contract for the design of comprehensive modernization was received. The pre-design meeting was held. The NTP was already awarded.

## NEW DEVELOPMENT

- **José Gautier Benítez (New Development) RQ 3033** – Project is under construction.
- **Brisas del Cielo, Ciales (New Development)** – A development proposal for a new development by Turn Key Method that consist of 110 dwelling units and administration and communal facilities was submitted to HUD Caribbean for approval.
- **Verde Real, Ciales (Acquisition of 43 New Dwelling Units)** – A development proposal for the acquisition of 43 new dwelling units and the development of a new building for administration and communal services it is pending to be submitted to HUD Caribbean for the corresponding approval.

## PLANNING

### Mixed-Finance Developments

- **Crisantemos II (RQ 5084) (New Development - 90 housing units):** Pending to negotiate the development proposal for a mixed-finance Project.
- **Los Álamos (RQ 5056) (New Development – 400 housing units):** On March 29, 2021, the Bid Board of the Puerto Rico Department of Housing authorized the issuance of a Master Development Agreement with Michaels Development Company I, LP for the redevelopment and transformation of Los Alamos Site.
- **Las Amapolas (RQ 5068) (New Development – 172 housing units for the elderly):** Pending to negotiate the development proposal for a mixed-finance Project.
- **Ponce de León # 55 (New Development – 220 housing units):** Pending to negotiate the development proposal for a mixed-finance Project.
- **Los Cedros (RQ 5106) (New Development – 86 housing units for the elderly):** Pending to negotiate the development proposal for a mixed-finance Project and the demolition of the existing structures.
- **Torres de Sabana (RQ 5103) (New Development – 158 housing units):** On June 1, 2021, the Bid Board of the Puerto Rico Department of Housing authorized the issuance of a Master Development Agreement with Pathstone Community Development Corporation of Puerto Rico for a single phase mix-income housing redevelopment at the Torres de Sabana Site. Pending to the demolition of the existing structures.
- **Los Peña (RQ 5149) (New Development - 144 housing units):** Pending to negotiate the development proposal for a mixed-finance Project.
- **Villa Monserrate (RQ 5154) (Demolition and New Development - 72 housing units):** Pending to negotiate the development proposal for a mixed-finance Project.

## Demolition Projects

- **Alturas de Ciales y Dos Rios (RQ005200 & RQ005119 and AMP 005002013 & AMP 005002012) – Total Demolition (FEMA FUNDING)** - the request for design services for demolition was submitted to procurement office. It is pending to receive design' proposal for evaluation and negotiation.
- **Los Peña (RQ 5159) – Total Demolition:** The demolition application was submitted to the SAC through the PIC on October 7, 2020. After the approval of the demolition application, the request for design services for demolition was submitted to procurement office. It is pending to receive design' proposal for evaluation and negotiation.
- **Nuestra Señora de Covadonga – 56 units (RQ 5114):** Pending to finish evaluation and negotiation of the proposal for A/E services for the demolition drawings preparation, including the submittal of the demolition application for the SAC.
- **Padre Nazario (RQ- 3044 and AMP 005009005P) – Total Demolition** - the request for design services for demolition was submitted to procurement office. It is pending to receive design' proposal for evaluation and negotiation.
- **José Agustín Aponte (RQ- 3086 and AMP 005001004P) - Total Demolition** - Pending to prepare documents to request Certification of Funding and an A/E's proposal to Procurement Office after June 30, 2022.
- **Brisas del Mar (RQ- 5045 and AMP 005006029P) - Total Demolition** - Pending to prepare documents to request Certification of Funding and an A/E's proposal to Procurement Office after June 30, 2022.

## Projects for Modernization

- **Jardines de Montellano (RQ 5027) - Building A** – The signed and registered contract for a Feasibility Study and Conceptual Drawings was received. The pre-design meeting was held virtually. A letter was sent to the Management Agent to coordinate access to the units for the designer, since the units are boarded up, and it is necessary to coordinate in order to issue the NTP. Pending response from the Agent to issue NTP.
- **El Taíno (RQ 5202)** - A revised proposal was received. It was evaluated and finally recommended to Procurement. Pending Procurement Office submits the design contract in draft to the Area of Development and Construction of Projects for review.
- **Rafael Torrech (RQ 5003)** – Certification of Funds were received for the procurement of design. A proposal for Architecture and Engineering services for the design of comprehensive modernization is under evaluation and negotiation.
- **Los Laureles (RQ 5168)** - Certification of Funds were received for the procurement of design. A proposal for Architecture and Engineering services for the design of comprehensive modernization is under evaluation and negotiation.

- **El Flamboyán (RQ 5081)** - Certification of Funds were received for the procurement of design. A proposal for Architecture and Engineering services for the design of comprehensive modernization is under evaluation and negotiation.
- **Diego Zalduondo (RQ 3055)** - Certification of Funds were received for the procurement of design. A proposal for Architecture and Engineering services for the design of comprehensive modernization is under evaluation and negotiation.
- **Pedro J. Rosaly (RQ 1009)** - Pending to receives, in order to be evaluated and negotiated, A/E services proposal from Procurement Office for the design of comprehensive modernization.
- **Agustín Ruiz Miranda (RQ 5054 and AMP5001005P)** - Pending to prepare documents to request Certification of Funding and an A/E's proposal to Procurement Office after June 30, 2022.
- **Monte Isleño (RQ 5054 and AMP 005001005P)** - Pending to prepare documents to request Certification of Funding and an A/E's proposal to Procurement Office after June 30, 2022.
- **Dr. Víctor Berrios (RQ-3028 and AMP 005007010P)** - Pending to prepare documents to request Certification of Funding and an A/E's proposal to Procurement Office after June 30, 2022.

**Development proposed for Fiscal Year 2022**

**Design:**

- Agustín Ruiz Miranda (RQ 5054 and AMP5001005P) Comprehensive Modernization.
- José Agustín Aponte (RQ- 3086 and AMP 005001004P) - Total Demolition.
- Monte Isleño (RQ 5054 and AMP 005001005P) - Comprehensive Modernization.
- Dr. Víctor Berrios (RQ-3028 and AMP 005007010P) - Comprehensive Modernization.
- Brisas del Mar (RQ- 5045 and AMP 005006029P) - Total Demolition
- Villa Monserrate (RQ 5154 and AMP 005004002P) – Demolition and New Construction

**Construction and/or Demolition:**

- Cuesta Vieja (RQ- 5149 y AMP 005001008P) – Comprehensive Modernization (Phase I).
- Torres de la Sabana (132 multifamily units for mixed finance project) New Development
- Ponce de León # 55 - (285 multifamily units for mixed finance project) New Development (Phase II)
- Los Peña - (RQ-5159 and AMP 005010049P) – New Construction
- Padre Nazario (RQ- 3044 and AMP 005009005P) – Total Demolition
- José Agustín Aponte (RQ- 3086 and AMP 005001004P) - Total Demolition

- Rafael Hernández (Kennedy) – Phase III (B) – New Const. of Buildings for Administration-Communal Facilities and Demolition Building 22
- Bella Vista (RQ- 3101 and AMP 005002005P) – Comprehensive Modernization (Additional Funding).
- Agustín Stahl (RQ- 3100 and AMP 005001005P) – Comprehensive Modernization – Phase II (B) (Additional Funding).

**UFAS Units Accessible Plan:**

- Partial Construction activities in a total of **512** units located on various public housing developments for full compliance with ADA standards, as per established in the PRPHA’s Voluntary Compliance Agreement.

**Capital Improvements / Extraordinary Maintenances.**

- An inversion of **\$ 21.3 million** in diverse projects

**PROPERTY MANAGEMENT**

- Coordinate, direct and supervise the intervention and compliance activities of the Public Housing properties, in order to verify that the Management Agents and the Municipality of Camuy comply with the laws, regulations, norms, procedures and federal-state policies established. (Code Federal Regulation - 24 CFR).
- Continue interventions through monitoring in the following areas: Pre-REAC (24 CFR 902.5), Health & Safety (24 CFR 7.703), Physical Appearance (24 CFR 902.21), General Inspection of Common Areas (24 CFR 5.703 e), Inspection of Units (24 CFR 5.703 d), Site Inspection (24 CFR 5.703 a), Inspection of Buildings (24 CFR 5.703 b), Systems (24 CFR 5.703 c).
- Continue interventions in the Emergency and Regular Service Requests (24 CFR Chapter IX 901.5), Project Accounting (24 CFR 902.9), Asset Management (24 CFR 990), Occupation (24 CFR 960.253, Part 966, 966.4, 351345), inventory verification, compliance monitoring, among others. Guaranteeing optimum conditions in housing units and ensuring that the provision of services is of quality in accordance with HUD regulations.
- Review of preventive, routine and emergency maintenance reports in the public housing units and the steps taken to comply with the rental terms of the units, project accounting, occupation reports, annual re-examinations, verification of EIV 'Enterprises Income Verification'.
- Corroborate the activities, findings, and reports submitted by the Management Agents and Municipality of Camuy through interviews, interventions in the projects and inspections of public housing properties.
- Using the technology provided with Yardi Voyager to validate the maintenance reports delivered by the Management Agents and the Municipality of Camuy.

- Coordinate and review, under periodic interventions, public housing properties under the Tax Credit Incentives program to ensure compliance with contracts with investors and the Public Housing Administration.
- Train Public Housing Agents and Municipality Administrators in the laws, regulations, norms, procedures, and federal and state public policies that apply in the Public Housing Administration.
- Offer training in the Asset Management, preventive maintenances.
- Hire the necessary personnel to fill the vacancies in the Project Management Area.
- Keep trained personnel with work tools that facilitate tasks and focus towards achieving all goals.
- Complaints - Proceed to receive, record, track, evaluate, repair and follow up complaints from tenants and/or agencies regarding maintenance problems in projects.
- Follow-up the work orders generated using Yardi Voyager's web application and forward them to the Management Agents and the Municipality of Camuy.
- VCA - Conduct or assist in the audit of the needs assessment and reasonable accommodation.
- VCA – Monitoring, Evaluation and Validation every six months of the Needs Assessment Report NAR and Reasonable Accommodation Report RAP.
- VCA - Provide support in matters related to accessible units, organization chart and special procedures, contingency plan, compliance team and workshops on the findings.
- Emergency management: provide support in emergency situations according to the Governor's orders.
- Enforce the smoke-free environment rule.
- Review the request for funds for the acquisition of equipment and extraordinary improvements in the PRPHA portfolio.

#### **Goals of the PRPHA**

- Rehabilitation plan for vacant units that are not available to occupy.
- Follow-up of Agency personnel, Agents and Municipal Administrators related to the request for services and inspections module through the Yardi Voyager operating system.
- Continue training the employees of the Asset Management Bureau for the inspection module in the Yardi Inspections Mobile TM program.
- Functionality tests and acquisition of mobile devices for physical inspections of units, buildings and Site. In addition, for the PRE-REAC inspections that are carried out in the projects of the Public Housing Administration by the personnel of the Asset Management Bureau.
- Impact all public housing for the monitoring of physical aspects, whether regular monitoring or Pre-REAC of 2022.
- Train and certify all personnel in the Project Management Area under the First Housing program and National Standards for the Physical Inspection of Real Estate (NSPIRE) in such a way that it results in better services for our residents.

- Recruit new personnel for the position of Contract Monitoring Officer 1 for all areas managed by the Property Bureau to obtain better control in public housing.
- Acquisition of carbon monoxide detectors for residences under the National Standards for the Physical Inspection of Real Estate (NSPIRE) program.
- The development of new reports of Consolidated Requests for Emergency and Regular Service for each Administrative Agent in the Yardi system to maximize the system and eliminate the manual work that certifies during the assigned term.

**Implementation:**

- The Physical Needs Plan (PNA) specifically in line 3.0 of immediate improvements must be consistent with the request to replace existing equipment.
- Periodic initial and follow-up visits to the projects of the Public Housing Administration in order to evaluate their performance in all operational areas, investigations of complaints, requests for funds, compliance with VCA and special ones.
- Access to remote work for the staff of the Property Administration Bureau in a given time.
- Carbon monoxide detectors for developments under the National Standards for the Physical Inspection of Real Estate (NSPIRE) program.

**Achievements:**

With the implementation of Yardi Voyager during the 2020-2021 year, a total of 556,657 work orders were created, and 544,028 were completed during said period. This represents a total of 97.74% completion.

With the full implementation of the Yardi Inspections Mobile module, a total of 49,258 units were inspected during the 2019-2020 year. This represents a total of 96.62% of the total units inspected.

The National Standards for the Physical Inspection of Real Estate (NSPIRE) program approved 45 public housing developments to participate in the pilot plan, concentrated in the metropolitan area such as the Municipalities of Carolina, Guaynabo and San Juan.

Installation of carbon monoxide detectors for residences under the National Standards for the Physical Inspection of Real Estate (NSPIRE) program.

**TECHNOLOGICAL INFORMATION SYSTEMS AREA**

For this year 2022, the Technological Information Systems Area plans to make a series of changes to the network in order to improve communications and provide greater security to the applications used in the agency.

- We will continue to monitor the agency's network in order to avoid possible cyber-attacks, internal or external to the agency.
- We continue in constant maintenance of the operating systems of the central office servers and the computers of the central office and the regional offices including the Section 8 Program.
  - The Microsoft System Center application will be implemented and will be used to provide technical support to users in the central office and the regions.
  - The use of the “Microsoft One Drive” and “Skype for Business” and Teams applications will be implemented.

- Configuration of a platform for technical support to employees who are working remotely and for the administration of security patches.
- Work is being done on the design of the new server infrastructure for the central office and regional offices.
- Work is being done on the development of the waiting list portal so that citizens can begin their process through the Internet.
- Continue with the development of technological educational centers (CET) - To provide residents with the opportunity to be assisted through current technology. In addition, encourage the comprehensive development of residents from early age to adulthood.
- Continuation of the services of the Community Internet project in the common areas for all Public Housing projects.
- It will work together with the Administrative Services office with the development or acquisition of various applications:
  - Property Inventory Management
  - Document File Management
  - Digitization of Documents
- Updating of the communication switches and firewall of the central office and the regional offices of the PRPHA and its programs.
- Updating new security policies for the network, voice and data servers and the use of users' computers. They must be approved with the procedures of the Office of Innovation and Technology of Puerto Rico (PRITS) and the Office of the Comptroller of Puerto Rico.
- Develop Business Continuity and Disaster Recovery Plan.
- Prepare an Alternate Operations Center of the agency for when the central building cannot operate the information systems.
- Continue to seek new technologies for the benefit of the agency and public housing residents.

**REGULATORY AND COMPLIANCE OFFICE:**

- The objectives of the annual plans were met.
- Report templates and worksheets were reviewed and updated and integrated into the internal audit program, improving the quality of the audits.
- We receive training as part of the PRPHA Training Plan.

Activities During Fiscal Year 2019-20

- The 2019-2020 Annual Plan was completed.
- Corrective Action Plans were followed up.
- We hired outside consultants, who, together with our staff, updated our audit manuals and established standard operating procedures and workflows.
- Complaints received were dealt with.
- Follow-up was given to the Agreed Procedures presented by the Management Agents.
- Reports and complaints from HUD and the Office of the Comptroller of PR were followed up.

Activities During Fiscal Year 2020-21

- We presented the 2020-21 risk-based Annual Work Plan to the PRPHA Board of Directors, which was approved on September 1, 2020. It identifies the areas that will be audited during fiscal year 2021.
- Our auditors are verifying compliance with the VCA.
- Our auditors will receive training in accordance with the Agency's Training Plan.
- The new manuals and procedures have been discussed and approved.

Activities during fiscal year 2021-2022

- We presented the 2021-22 and 22-23 Work Plan based on risk to the PRPHA Governing Board, which was approved on October 26, 2021.
- Our auditors will receive training in accordance with the Agency's Training Work Plan.
- Our auditors are attending to the complaints received and the investigations of property losses. In addition, scheduled audits such as PRPHA Vehicle Fleet, Extraordinary Improvements, Section 8 and Property and Equipment.
- We hire external consultants, who, together with our staff, establish audit procedures.

### **SECURITY OFFICE**

As part of the work plan of the Security Office is:

- Expansion of the Shot Detection Program, Shootspooter.
- Collaboration with the SALVA TU COMUNIDAD (Project Safe Neighborhood) program in different residences.
- Collaboration in the identification of sex offenders in public housing with the federal marshals.
- Collaboration with different law enforcement agencies in investigations related to drug trafficking and controlled substances.
- Collaboration with the different law and order agencies in the intervention and recovery of illegally occupied units through the crime of usurpation.
- Collaboration with the Puerto Rico Police and federal agencies in investigations related to gangs and violent crimes in public housing in the country.
- Recruitment of new PRPHA security coordinators.
- Collaboration with the State Marshals Office in releases or evictions in public housing.

### **SELECTION AND OCCUPATION:**

- Training courses will continue to be offered to Selection and Occupation personnel.
- Continue to offer safe and livable units for Public Housing participants.
- Continue to occupy vacant units to achieve 96% or more occupancy.
- Continue the development of strategies with the VCA and Managing Agents to comply with the procedure for transfers for reasonable accommodation.
- Coordinate and verify compliance with the Tax Credit Program Units and continue to comply with the audits carried out by the Housing Financing Authority.
- Offer assistance by the Managing Agents in the continuous occupation process.
- Orientation / Workshops to Resident Boards on occupation rules and procedures.

### **AREA OF COMMUNITY AND RESIDENT PROGRAMS:**

Area Mission

- Guarantee the provision of necessary services to residents of public housing, aimed at improving their quality of life.
- The services must be framed within a comprehensive approach to strengthening the infrastructure for economic and social development.

- The planning of these services must respond to the needs, interests, goals, values and expectations of each public housing development.

**Our Role:**

- We implement Economic Self-Sufficiency and Social Self-Sufficiency, Support and Prevention Programs, which stimulate personal responsibility, economic and social self-sufficiency, a sense of solidarity and community cooperation.
- We promote self-sufficiency, in collaboration with residents and Resident Councils, in compliance with 24 CFR Section 964.
- We encourage the proactive participation of residents in the community and administrative affairs of their communities.

**A. Bureau of Quality of Life Services:**

**The Logical Model: A Vision of Development**

The Logical Model is a systematic and visual way of presenting and sharing the comparison of the relationship between resources, with the purpose of operating the Programs; the activities that are planned and the changes or results that are expected to be obtained. It is a picture of how to do the work, theories and implicit assumptions of the Program. It links the achievements, short, medium and long range, with the program, with its activities, processes, assumptions, theoretical principles.

**Economic Self-Sufficiency Program:**

The Economic Self-Sufficiency Program is designed to motivate, support, train, assist, direct and / or facilitate the economic independence of families assisted by the Department of Housing and Urban Development (HUD). This Program includes the following components: Education, Training, Employment, Section 3, Business Development and Homeownership.

For the year 2020-2021, goals are developed in each of the Bureaus of the Community and Resident Programs Area, considering the new challenges we face as a result of the COVID-19 Pandemic and other events that preceded it. This means that new strategies and activities will be carried out to promote, assist, provide services and satisfy the needs and interests of the affected families.

All projections are generalized for all PRPHA communities, understanding that the Economic Self-sufficiency and Social Self-sufficiency Programs are implemented by regulation in all projects.

- For the year 2022-2023, it is projected that a total of 3,500 families will participate in the Program.
- That one hundred percent (100%) of the new income families be oriented on the established programs.
- A total of 50 economic self-sufficiency service fairs will be held and one hundred percent (100%) of the residents requesting services will be attended, with the support of the Administrative Agents.

**Education Component**

- By 2022-2023, 200 residents are projected to be high school graduates and over 400 residents are projected to continue or begin higher education.

**Training Component**

- For the year 2022 - 2023, it is planned to offer 100 training courses to 400 residents.

### **Employment Component**

- For the year 2022-2023, it is projected that 300 residents will be located in different jobs and that 5,000 residents will receive technical assistance and training related to the Job Market.

### **Section 3 Component**

- For the year 2022-2023, it is projected that 300 residents will be recruited for jobs, that 1,000 residents will participate in different trainings, and 100 service contracts will be awarded to resident micro-entrepreneurs.

### **Business Development Component**

- Results for fiscal year 2020-2021:
  - 107 micro-enterprises were created in the following categories: food service "catering", fine pastries, handicrafts and services (jewelry, manicure and acrylic nails, house cleaning at home and making orthopedic pillows, among others).
- Through the Program, training and technical assistance will continue to be offered, aimed at the entrepreneurship of new entrepreneurs, in order to promote the economic and social self-sufficiency of individuals and families. During fiscal year 2022-2023.

### **Homeownership Component**

- For the year 2022-2023, it is planned to offer workshops, assistance and support, aimed at promoting the purchase and sale of homes.

### **Section 3 of the Fair Housing and Equal Opportunity Act of 1968**

#### **New Regulation**

For fiscal year 2020-2021: Trainings were held during June to December 2021, on the New Regulation of Section 3 (24 CFR Part 75). The personnel of the Public Housing Administration, personnel of the Administrative Agents and the Contractors of the Construction Industry participated. Contracted organizations that offer services to residents (the Service Proponents), the Presidents and members of the Resident Councils as well as leaders of the public housing communities also participated. The total number of people who participated in the training is broken down as follows:

Employees of the Public Housing Administration= 40  
Employees of the Managing Agents and Resident Councils = 216  
Service Proponents= 18  
Construction Contractors= 4  
Municipality of Coamo Proposal = 4

Due to the entry into force of a New Regulation, the Section 3 Annual Report for Fiscal Year 2020-2021 was not required from public housing authorities, per HUD instructions. HUD Form 60002, which was used to prepare the Annual Report, has been discontinued and HUD is working on the construction of the New Portal and the New Form to be used, which will replace Form 60002. The Annual Report that will be submitted under the New Regulations, will correspond to Fiscal Year 2021-2022.

## Projections Fiscal Year 2022-2023

- ▶ The Annual Section 3 Report will be submitted under the New Regulation
- ▶ Technical assistance will be offered to all contractors
- ▶ The Section 3 Plan of the PRPHA will be posted on the bulletin boards of the projects for the benefit of our residents
- ▶ Training will continue to be offered to contractors, employees of the PRPHA and residents of public housing

### **Social Self Sufficiency Program / Support**

- Programs are established and implemented in accordance with the data collected in the Community Profile. It is justified and established, taking into consideration the social aspects of the community that make it impossible to improve the quality of life of the residents. They should be aimed at serving all populations. Through the Program, the challenge of charting the path to promote a better quality of life for the impacted families is assumed.

- This program includes the following components:
  - Fine Arts
  - Environmental Conservation
  - Educational
  - Sports
  - Technological Educational Centers
  - Older Adults (Housekeeper, Home Helpers)
- For fiscal year 2022-2023, it is projected that a total of 3,500 families will participate in the Social Self-Sufficiency Program, with the purpose of being able to offer them the support services they need to achieve and improve their quality of life. In addition, that one hundred percent (100%) of the new income families that arrive at the projects are oriented on the established programs.

Other services provided are the following:

- 140 VacuTours were carried out and other organizations in charge of vaccination were supported, so that public housing residents were protected against COVID 19, achieving the inoculation of more than 80% of residents.
- In 2022 we will continue to provide support to residents so that those interested can receive booster shots.
- In coordination with the Office of Emergency Management, 344 participants were trained in the Community Emergency Response Teams (CERT) Program.
- In 2022 it is planned to train at least another 350 people.
- In 2021-2022, 150 workshops and orientations on prevention against gender-based violence were offered to island residents and social area personnel.
- We plan to carry out at least 160 workshops and orientations to prevent gender violence, during the year 2022-2023.
- In 2022-2023, 150 workshops and orientations will be offered to residents and staff in the social area to prevent child abuse in public housing communities.

### **Home Helper Program**

Through this Program it is intended to serve the elderly and people with functional diversity. In each of the phases that the hiring and training of these resources entails, the extension of the services by geographical

area is contemplated. The intention is to be able to impact one of the most vulnerable populations in our communities and cover all regions of the island.

The placement of resources is carried out through the 11 Administrative Agents and the Municipality of Camuy, which administers the Residencial Manuel Román Adames.

For fiscal year 2020-2021, 140 residents were hired as Housekeepers. It is important to highlight that COVID19 affected training and hiring for these services.

- For fiscal year 2021-2022, the Housekeepers Program has an assigned budget of \$3,078,643.00 among the 8 Managing Agents that have the Program implemented. In the first quarter, 152 Section 3 participating residents have been hired as Housekeepers. We have 225 older adults who benefit from these services. The services received by hours are detailed below: A number of 148 residents receive services 4 hours per day, 9 receive services 3 hours per day, 6 receive services 2 hours per day, 1 receives services 6 hours per day and 61 receive services 4 hours on alternate days.
- There are 78 Head Start Centers within public housing. We have achieved 42 Collaborative Agreements with municipalities and/or private institutions, which provide services to the population, from infants to 5 years of age. The families of these children benefit from services that promote cognitive, social and emotional development, resulting in help for the entire family group.
- In 2022-2023, the PRPHA will have made official in 75% of the Collaborative Agreements of all the Head Start Centers that offer services in the facilities located in the residences.

As part of these components and as a special achievement, the National Association of Housing and Redevelopment Officials (NAHRO) held its 2021 poster contest. Bona fide residents nationwide participated, recreating what Home means to them. Thousands of children and young people were part of the Contest. The residential areas of the island were represented by 57 children and young people, between the ages of 5 and 18, who prepared their posters. They represented the elementary, middle and high school category. The young Diego J. Rodríguez Arroyo from Res. Luis del Carmen Echevarría in Gurabo PR, finished among the 13 finalists of the Contest, for which his poster will be part of the 2022 Calendar “What Homes Means to Me”.

In all the programs implemented in the communities, inclusive activities are carried out, where the coordination of resources and services is guaranteed to meet the collective and particular needs of people with functional diversity.

### **Education and Training Institute of the Department of Housing**

On June 6, 2017, the Department of Housing, together with the Public Housing Administration, inaugurated the Education and Training Institute. This Institute provides public housing residents with the knowledge to help them achieve economic self-sufficiency.

For 2020-2021, the basic Sign Language course and the Housekeeping course were offered to residents, with the collaboration of private entities, non-profit organizations and government agencies. Examples of this are: The Movement for the Scope of Independent Living (MAVI) and the Institute of Entrepreneurship and Labor Training, Inc. (IDEAL) among others.

For fiscal year 2020-2021, training continued to be offered to PRPHA staff, Administrative Agents and residents.

- We propose to develop the Second Education and Training Institute of the Department of Housing, outside the Metropolitan Area, to make education accessible to residents of other parts of the island.
- We have started the Academy of Leaders, and during 2022-2023 it will be strengthened, with the purpose that representatives of the public housing communities are trained and certified in leadership issues, enhancing their skills in that area.

Micro-enterprises 2020-2021: A total of 107 resident micro-enterprises were created and developed.

Workshops, seminars and training have been offered for the training of micro-entrepreneurs and for those interested in developing their businesses.

Projections 2022- 2023

1. An increase in companies is projected by 5%.
2. For the benefit of our residents, another Business Development Center will be created.
3. Training and other tools will be offered to empower current and future business residents, using innovation and entrepreneurship as pillars for strengthening their skills.

Our commitment is to become the facilitating entity, through the use of various resources to develop an avant-garde entrepreneurship program.

#### B. Bureau of Organization and Training (NOA)

The Public Housing Administration has 163 active Resident Councils. Current membership participation in active Councils is 781 residents out of a total of 938 Council members.

Fiscal year 2021-2022 results:

1. A total of 106 Resident Councils whose terms have expired continue to work for their communities despite the Covid-19 Pandemic.
2. Senior management meetings were held with the Presidents of the Councils and training sessions were offered to the members of the Resident Councils.
3. The staff of the Administrative Agents offered technical assistance to the Resident Councils and reported the Councils' efforts on a monthly basis.
4. Events and activities were carried out in the communities and the members of the Councils were of great collaboration for the impact events after Covid-19.
5. The Public Housing Administrator, accompanied by his work team, held meetings with all the community leadership at the island level.

Projections for fiscal year 2022-2023:

1. Work with the reorganization of the Resident Councils whose term has expired.
2. Evaluate the Internal Regulations of the newly created Resident Councils.
3. Provide technical assistance, if required, to the staff of the Administrative Agents, on the Regulations for the Creation, Organization and Training of Residents.
4. Encourage guidance by the Managing Agent to the residents of the developments that do not have Councils, to promote community participation. Strategies that encourage participation in community groups will be used.
5. Carry out monitoring of the electoral process, to confirm compliance with the procedures that are carried out, according to Federal and State Regulations.
6. Continue using the digitalization of documents to facilitate the work with monthly reports, internal regulations and certifications of the electoral processes.
7. Offer technical assistance, training, guidance and meetings to the staff of the managing Agents.

#### C. Service Proposals (RFP-18/19/03)

The Public Housing Administration (PRPA) has identified the need to celebrate a "Request For Proposals" (RFP) to hire professional services from different organizations, to offer services: educational, prevention, recreational and sports, social events, artistic activities and cultural, psychological services, training, economic self-sufficiency, summer camps and family support workshops, among others. They are aimed at the population of children, pre-adolescents, young people, adults, families and older people.

These Organizations (proposers) have the professional experience and knowledge necessary to promote the mission of social transformation and strengthen the necessary resources for a better coexistence in public housing in Puerto Rico and thereby improve the quality of life.

**Current Proposals:**

- Boys & Girls Clubs of Puerto Rico, Inc.
- Camera Mundi, Inc.
- Centros Sor Isolina Ferré, Inc.
- Comprehensive Human Services Corporation
- Create Inc.
- E&F Development, Inc.
- Eduquemos para la Vida, Inc.
- Forjando un Nuevo Comienzo, Corp.
- Instituto de Emprendimiento y Empresarismo puertorriqueño
- Job Connection Center, Inc.
- Ortiz, Lord, Hope & Associates, Inc.
- Professional Consulting Psychoeducational Services
- Vanguard Asset Management Group, Inc.

**Projections for fiscal year 2022-2023**

1. Work with the goals established in all programs to achieve a 90% level of compliance.
2. Achieve the participation of over 70,000 public housing residents, of all ages, in the different programs and activities.

**Property Sales and Acquisition Bureau**

- Result for fiscal year 2020-2021 (July 1, 2020 to June 30, 2021):
  1. 14 housing units were available for sale, which generated a total income of: \$420,689.00 dollars.
- Projections for fiscal year 2021-2022 (July 1, 2021 to June 30, 2022):
  1. Until December of this year, 22 housing units have been arranged for sale.
  2. The total collections for the fiscal year that began on July 1, 2021 amount to the amount of \$592,830.00. This amount includes collections for the month of December.
- Projections for fiscal year 2022-2023 (July 1, 2022 to June 30, 2023):
  1. A collection equal to or approximately the same as that projected for the current fiscal year is projected for fiscal year 2022-2023 based on an average price per unit sold of \$30,000.00 dollars.
- The following tables, corresponding to the Section 5h, Section 32 and Turnkey III Programs, show the remaining units per project and the sales projection until June 30, 2022, when fiscal year 2021-2022 ends.

For this projection, revenues are estimated based on an average price of \$30,000.00 dollars per unit sold.

**Home Ownership Sales Program  
Section 5H**

PROJECT	PROYECT NUMBER	MUNICIPALITY	UNITS TO SALE	PLANNED SALES
Alturas de Cibuco	RQ005182	Corozal	12	2
Villa de los Santos I	RQ005199	Arecibo	8	1
Villa de los Santos II	RQ005175	Arecibo	10	1
Las Delicias	RQ005160	Ponce	3	0
Alturas de Vega Baja	RQ005190	Vega Baja	11	1
Cidra Housing	RQ005249	Cidra	4	1
Antigua Vía	RQ005192	San Juan	10	1
Campo Verde	RQ005240	Bayamón	7	0
Santa Catalina	RQ005115	Bayamón	0	0
Reparto Valencia	RQ005215A	Bayamón	3	0
Miraflores	RQ005091	Bayamón	1	0
Felipe Sánchez Osorio	RQ003025	Carolina	0	0
Villa Evangelina IV	RQ005147	Manatí	6	0
Villa Evangelina III	RQ005146	Manatí	0	0
Villa Evangelina II*	RQ005121	Manatí	1*	0
Jesús María Lago	RQ005109	Utuaado	0	0
<b>TOTALS</b>			<b>76</b>	<b>7</b>

\*abandoned unit

**Home Ownership Sales Program  
Section 32**

PROJECT	PROYECT NUMBER	MUNICIPALITY	UNITS TO SALE	PLANNED SALES
Caguax	RQ005051	Caguas	4	0
Extensión La Granja	RQ005256	Caguas	9	1
Alturas de Montellano	RQ005201	Cayey	16	2
Villa Navarro	RQ005126	Maunabo	40	5
Canas Housing	RQ005248	Ponce	22	3
Estancias de Santa Isabel	RQ005255	Santa Isabel	7	1
Extensión Santa Elena*	RQ005109	Yabucoa	35	0*
Reparto Horizonte	RQ005235	Yabucoa	28	0*
<b>TOTALS</b>			<b>161</b>	<b>12</b>

\*The Res. Santa Elena y Reparto Horizonte has a legal situation waiting to be resolved

**Rent to Own Program  
TURNKEY III PROJECTS**

PROJECT	PROJECT NUMBER	MUNICIPALITY	UNITS TO SALE	PLANNED SALE
Ramírez de Arellano	RQ005053	Mayagüez	32	10
Jardines de Quintana	RQ005030	San Juan	2	0
<b>TOTALS</b>			<b>34</b>	<b>10</b>

- Projected Total Sales for Fiscal Year 2021-2022 = 29
- Projected Total Sales Revenue for Fiscal Year 2021-2022:

Section 5H	\$570,000.00
Section 32	\$870,000.00
Turnkey III	-
<b>TOTALS</b>	<b>\$1,440,000.00</b>

**Technological Educational Centers (CET)**

The Public Housing Administration (AVP) has established Technological Educational Centers (CET), in different residential areas throughout the island. The purpose is to provide bona fide residents with access to computers, networks, internal electronic services and the Internet network. The established Centers provide the necessary resources for residents to acquire and strengthen certain skills related to technology, which result in learning, and promote the education of the participants. The service provided promotes individual growth, according to the capacity and interest of the participants, generating the improvement of their quality of life.

**Mission:**

Ensure that residents have the opportunity to acquire educational and technological knowledge, which helps improve their social conditions, promoting community activity and the integral development of the participants. Document preparation skills, resumes, letters, information search are complemented. Programs and services have been developed for self-realization, promoting education, training and employment. In addition, help is provided to students with school assignments, supervised studies, and tutoring, among other related tasks. 17 CETs have been established in 2021. For the new fiscal year 2022-2023, they plan to open 15 more, in addition to remodeling another 20, including new computers and other equipment, for educational use by residents.

We intend to convert the facilities that operate as "Learning Centers" and Digital Libraries, into Technological Educational Centers. Emphasis will be given to the "Viajando Por El Mundo" project, in those spaces that allow it. Traveling Around the World consists of the installation of equipment with virtual glasses, which will allow residents to visit different countries, cities, planets, the inner and outer world, through technology.

## **SECTION 8**

### **Mission:**

The PRPHA has promoted affordable housing opportunities without discrimination. We are encouraging and promoting independence for families served through the Family Self-Sufficiency (FSS) and Homeownership programs, reaching Section 8 participants, HUD-VASH, and Family Unification Program families. PRPHA will compete for an additional 75 vouchers from the Family Unification Program.

### **Goals:**

- Occupy the total of 12,844 vouchers assigned to the PRPHA, including those assigned to moderate rehabilitation and SRO
  - Of 127 FSS vouchers, PRPHA has 139 FSS families with participation contracts, 51 of the families have custodial balances, and we expect to fill all allocated slots to encourage and promote independence from the HCV/Section 8 Program.
  - Outreach to Section 8 families to participate in and expand the Home Ownership program.
  - Use the 183 vouchers allocated to the HUD-VASH voucher program to help end the homeless population in Puerto Rico
- The PRPHA expects to sign two (2) new HAP contracts for the PBV program that will allow assistance to 158 additional individuals and/or families.
- PRPHA will announce a Request for Proposal (RFP) for PBV construction projects that require substantial rehabilitation. The purpose of the PRPHA is to promote and increase the inventory of housing to serve the homeless population, among others, who need special services such as:
  - Homeless people
  - Elderly / disabled
  - Veterans
- Completing the online PRPHA Waiting List application process by phone or email and requiring all rental subsidy payments to be deposited via Direct Deposit only.
- A Contract was signed with an independent Inspection Company, which will allow compliance with HQS requirements.
  - Timely annual inspections.
  - Timely inspections
- Alliances with Homeowners Associations ("Association of Landlords and Real Estate" of PR or Real Estate Association of San Juan) looking for available units.
- Identify and appoint new personnel who must fulfill the missions and objectives of Section 8.
- PRPHA hopes to be classified again as a SEMAP High Performance Agency.

<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See attached # 2</p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>2020-01- Condition</p> <p>In testing compliance with eligibility requirements related to income -eligibility and tenant’s rent payment, we noticed the following from the sample of 40 files;</p> <ul style="list-style-type: none"> <li>• The participant income presented in one of the files examined does not agreed with the supporting evidence.</li> <li>• One of the files examined does not have the document named “Comparable Rent Income” which is used to compare the rent of un assisted units determine if the rent payment to the owner is a reasonable rent.</li> </ul> <p>2020-02-Condition</p> <p>There were no formal written procedures outlining process and control activities specific to the eligibility compliance requirements.</p> <p>2020-03- Condition</p> <p>There were no formal written procedures outlining process and control activities specific to the special test and provision applicable to the programs under above mentioned clusters.</p>

<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y    N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Attachment # 3</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See attached # 4</p>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See attached # 5</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

**C.5 Troubled PHA.**

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing (AFFH).**

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal:**

Describe fair housing strategies and actions to achieve the goal

Among our strategies to achieve the goal of zero discrimination against residents of Public Housing due to race, color, religion, sex, nationality or origin, family status and disability, is giving training workshops to staff who need it and who interact with the residents.

Address complaints quickly and with sensitivity and empathy.

Improve the infrastructure of our public housing by removing architectural barriers to free access for people with physical disabilities.

**Fair Housing Goal:**

Describe fair housing strategies and actions to achieve the goal